

Grantee: Pima County, AZ

Grant: B-09-CN-AZ-0051

January 1, 2013 thru March 31, 2013 Performance Report



Grant Number:

B-09-CN-AZ-0051

Obligation Date:**Award Date:**

02/11/2010

Grantee Name:

Pima County, AZ

Contract End Date:**Review by HUD:**

Submitted - Await for Review

Grant Amount:

\$22,165,000.00

Grant Status:

Active

QPR Contact:

Gary Bachman

Estimated PI/RL Funds:

\$2,600,000.00

Total Budget:

\$24,765,000.00

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

The Pima County NSP2 Consortium consists of eight members - two local governments Pima County and the City of Tucson (Pima County's Community Development and Neighborhood Conservation Department (CDNC) is lead member) and six non-profit agencies which include Family Housing Resources, Primavera Foundation, Southern Arizona Land Trust (SALT), Community Investment Corporation (CIC), Habitat for Humanity/Tucson, Old Pueblo Community Foundation and Chicanos Por La Causa (CPLC).

The Consortium will utilize NSP2 funding and additional leveraged funds to undertake all NSP Eligible Activities in the Target Area: 1) financial assistance to homebuyers; 2) acquisition and rehabilitation of vacant foreclosed residential properties; 3) land-banking of foreclosed residential properties; 4) demolition of vacant blighted structures; and 5) redevelopment consisting of new affordable housing construction in established subdivisions.

There were an estimated 2,032 foreclosures in the Pima County NSP2 Target Area between Jan. 2006 and Mar. 2009; an additional 1,473 foreclosures are estimated to occur in the Target Area from 2010 through 2012. Besides high rates of foreclosure, the Target Area is also impacted by aging housing stock, absentee landlords, non-conforming land uses, poverty, under-performing public schools, and low household incomes and unemployment. The Consortium will address these factors contributing to the de-stabilization of Target Area neighborhoods.

A copy of Pima County's NSP2 application can be found at:

<http://www.pnip.org/LinkClick.aspx?fileticket=b9TGjpLqiVU%3d&tabid=63&mid=394>

Target Geography:

The NSP2 Target Area is located in the southern and southwestern portions of the greater Tucson metropolitan area, and includes areas within the incorporated City of Tucson, unincorporated Pima County, and the City of South Tucson in its entirety. The area is roughly bounded by 22nd Street and Starr Pass Boulevard to the north; Los Reales Road and Old Vail Connection Road to the south; Davis-Monthan Air Force Base to the east; and, Mission Road to the west.

The approximately 70-square mile Pima County NSP2 Target Area contains 29 US Census Tracts identified as areas of high foreclosure risk. The target geography consists primarily of the Central Core, Mid-City and Evolving Edge planning areas of Tucson, the entire 1-square mile City of South Tucson, and suburban and suburban-rural edge areas of Pima County.

The census tracts included in the target area are: 10.00; 20.00; 21.00; 22.00; 23.00 (City of South Tucson); 24.00; 25.01; 25.03; 25.04; 25.05; 25.06; 35.01; 35.03 37.01; 37.02; 37.04; 37.05; 38.01; 38.02; 39.01; 39.02; 39.03; 41.04; 41.05; 41.10; 41.11; 41.12; 43.21; 43.22; 44.07.

A map of Pima County's NSP2 area may be found at: <http://www.pnip.org/LinkClick.aspx?fileticket=7Zlc7dp5bYw%3d&tabid=63&mid=394>

Program Approach:

The Pima County NSP2 Consortium has been active in the greater Tucson metropolitan area in residential property acquisition and rehabilitation, redevelopment of vacant land, providing financial assistance to first-time homebuyers, and demolition of blighted structures. The Consortium has extensive experience in land-use planning, marketing and outreach, property management, accessing capital, program and project management, working productively with other organizations, and managing federal funds.

The Consortium's activities will address the de-stabilizing influences on neighborhoods in the Target Area. Acquisition and rehabilitation of vacant foreclosed properties will increase the energy efficiency and habitability of existing units, making them more affordable, which increases neighborhood diversity. Rehabilitation and demolition will fix or remove blighted structures negatively impacting



neighborhoods. Redevelopment of vacant land with housing construction will change the character of undeveloped areas, provide new housing products, and offer opportunities for lower-income households to move up into higher-quality housing. Land banking will hold properties until values appreciate, and activities may be undertaken in more stable market conditions. Finally, financial assistance will increase economic diversity by increasing occupancy of safe, decent, energy-efficient housing in neighborhoods, contributing to local market recovery.

The Pima County NSP2 Consortium will assist in the stabilization of the Target Area housing market in approximately 5 years, leading to concomitant social and economic stabilization of local neighborhoods.

Consortium Members:

Pima County, AZ [grant administrator]; City of Tucson, AZ [COT]; Chicanos por la Causa[CPLC]; Community Investment Corporation [CIC], Family Housing Resources [FHR]; Habitat for Humanity; Old Pueblo Community Foundation; Primavera Foundation; Southern Arizona Land Trust [SALT]

How to Get Additional Information:

Pima County's NSP2 website is located at: <http://www.pnip.org>. The resources page on the website contains links to information on the Consortium members, projects, brochures, reports and other documents produced in support of the program. Our office is located at 3810 S. Evans Blvd. Suite 130, Tucson Arizona 85714. Phone: 520-295-2925.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$24,742,879.36
Total Budget	\$132,986.48	\$24,742,879.36
Total Obligated	\$1,338,609.09	\$24,742,879.36
Total Funds Drawdown	\$3,070,216.04	\$22,599,081.73
Program Funds Drawdown	\$2,452,642.47	\$21,663,662.85
Program Income Drawdown	\$617,573.57	\$935,418.88
Program Income Received	\$128,863.59	\$1,030,496.07
Total Funds Expended	\$1,837,800.80	\$22,997,047.64
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$2,216,500.00	\$1,780,711.37
Limit on State Admin	\$0.00	\$1,780,711.37

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,216,500.00	\$2,309,486.48

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$5,541,250.00	\$6,662,006.32



Overall Progress Narrative:

The major accomplishment of the Pima Neighborhood Investment Partnership (PNIP), the Pima County NSP2 Grant was reaching the expenditure set aside prior to the February 11, 2013 deadline. The target was reached through the reallocation of program income to fund the construction of additional homes and the purchase of additional foreclosed properties adding to the inventory of homes.

Most PNIP activities are completed, some are in the final stages with homes that need to be completed for occupancy as rental homes, or sold to qualified buyers. Primavera's multi-family project is at the 50% mark. A summary of activities is below.

Two subgrantee meetings were held during the quarter; a regularly scheduled quarterly subgrantee meeting and a facilitated planning session to consider the future direction of PNIP with particular consideration to the use of program income and leveraged funds.

>Sub grantee accomplishments include

City of Tucson

24 homes have been purchased for the Pima County Community Land Trust. Seventeen of the homes have been sold using the community land trust ground lease model. The remaining homes are available to buyers.

A total of 12 homes were purchased by Tucson for the El Portal program, rental properties that are owned by the Tucson. These are available to low income renters.

Blighted structures were demolished on 19 properties by the City of Tucson through its VANS (Vacant and Neglected Structures) program.

Southern Arizona Land Trust (SALT)

SALT has acquired 52 properties of which all but two are occupied by renters. Of these homes, 16 units are occupied by low income renters to meet the 50% ami set-aside requirement (one home is a duplex). The remaining 36 homes are in the 120% category.

SALT has also acquired 50 properties which are now land banked. SALT is proposing disposition strategies for the properties.

FHR (Family Housing Resources)

FHR has purchased seven homes which will be rented to families below the 50% ami. One home remains to be rented. FHR also does property management for SALT. SALT managed the housing rehabilitation for FHR

Primavera Foundation

Primavera has completed two homes on a lot that are rented to low income families.

Five foreclosed properties have been purchased and the substandard homes replaced with manufactured homes. Two have been sold.

Las Abuelitas - a 12 unit multifamily project is 50% completed.

Redevelopment activities are proceeding on two separate locations. La Capilla has two completed homes, with plans for placement of three more homes. 11th and 26th street has four homes that are completed and ready for sale

Community Investment Corporation (CIC)

CIC has completed activities, providing downpayment assistance to 139 homebuyers purchasing foreclosed homes.

Habitat for Humanity

Habitat is completing construction of homes in the Corazon del Pueblo subdivision. where a total of 34 houses assisted with NSP2 funds were built, with an additional 6 homes under construction.

At the two Copper Vistas subdivision seven homes are under construction.

Chicanos Por La Causa (CPLC)

CPLC has sold three homes and is completing the fourth and fifth homes.

Old Pueblo Community Services

Old Pueblo has sold 19 homes and is has completed construction of the 20 NSP2 home. However a Finding from HUD arising from an audit of loan documents has prevented further sales, until the total value of the liens is reduced.

University of Arizona - Drachman Institute

The Drachman Institute has completed inventories and analysis of several neighborhoods in the NSP2 Target Area. They have also compiled results of interviews that were conducted by staff of residents and homebuyers. An additional study of commercial corridors in the target area is nearing completion.

PNIP Staff

Staff has been reviewing materials in preparation for the close out of the NSP2 grant. This includes an inventory and review of files for accuracy and completeness, development of disposition strategies for Land Bank properties

and insuring all properties meet the National Objective for NSP.

Staff has also investigated and proposed policies governing the allocation of funds to establish operating reserve accounts principally for single family homes that were purchased using NSP2 funds.

Staff is collecting from subgrantees the funding streams that were leveraged through the NSP2 grant. In addition staff is collecting the inventory of sustainable features that were incorporated into NSP properties for reporting in the DRGR.

Staff attended NACCEDs director's meetings that were conducted in conjunction with NACo's Legislative sessions in early March.

Staff extended all subrecipient agreements for an additional year.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Acquisition/Rehab, Acquisition and Rehabilitation	\$791,357.76	\$13,400,000.00	\$11,696,460.59
Administration, Program Administration	\$133,331.08	\$2,309,486.48	\$1,758,003.20
Demolition, Demolition	\$0.00	\$217,702.00	\$201,202.00
Financial Assistance, Financial Assistance	\$164,180.71	\$2,783,681.00	\$2,751,525.02
Land Bank, Land Banking	\$5,802.04	\$1,500,000.00	\$1,474,349.03
Redevelopment, Redevelopment - New Construction	\$1,357,970.88	\$4,550,000.00	\$3,782,123.01



Activities

Grantee Activity Number: A&R - Primavera 50% Rental

Activity Title: LH A&R Primavera - Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acquisition/Rehab

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

07/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Primavera Foundation

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$158,597.75
Total Budget	\$0.00	\$158,597.75
Total Obligated	\$0.00	\$158,597.75
Total Funds Drawdown	\$0.00	\$158,597.75
Program Funds Drawdown	\$0.00	\$158,597.75
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$946.00
Total Funds Expended	\$0.00	\$158,597.75
Primavera Foundation	\$0.00	\$158,597.75
Match Contributed	\$0.00	\$0.00

Activity Description:

Primavera has purchased a property which contains two housing units. Both were renovated to meet Pima County's green housing standards and rented to low income families.

Location Description:

City of South Tucson.

Activity Progress Narrative:

This property consists of two detached homes on a single lot. The homes were rehabilitated are occupied by two eligible families.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/2	0/0	2/2	100.00
# Renter Households	0	0	0	2/2	0/0	2/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	A&R-City of Tucson
Activity Title:	Acquisition & rehabilitation - City of Tucson

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

Acquisition/Rehab

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

04/06/2010

Projected End Date:

02/08/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Tucson HCD

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,380,000.00
Total Budget	\$0.00	\$3,380,000.00
Total Obligated	\$0.00	\$3,380,000.00
Total Funds Drawdown	\$649,937.45	\$2,884,481.89
Program Funds Drawdown	\$451,053.42	\$2,656,214.48
Program Income Drawdown	\$198,884.03	\$228,267.41
Program Income Received	\$85,025.04	\$408,084.05
Total Funds Expended	\$75,223.24	\$2,810,959.77
City of Tucson HCD	\$75,223.24	\$2,810,959.77
Match Contributed	\$0.00	\$0.00

Activity Description:

City of Tucson will acquire and rehabilitate a total of 23 vacant foreclosed single-family residential properties by the end of month 20, for affordable housing for households at/below 80% AMI - rehabilitation will adhere to Pima County Regional Green Remodel Rating standard. Completed homes will be conveyed to the Pima County Community Land Trust (PCCLT) which has been created to maintain the housing for low-income residents and future buyers. PCCLT will maintain ownership of the land and sell the improvements (the residence) while leasing the building lot to the resident. The intention is to "permanently" provide affordable housing. This particular model is targeted to homebuyers earning between 50-65% ami.

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

Summary to date:

To date a total of 24 homes have been purchased to be rehabilitated and sold by the Pima County Community Land Trust (PCCLT).

>During the past quarter, no additional homes were purchased.

>Final 3 homes purchased last quarter were rehabilitated by PCCLT, and currently available to sale to qualified buyers.

>17 homes have been sold.

>Summary this quarter:

Rehabilitation work on 3 final homes conveyed to PCCLT was completed.

>1 home was sold thru PCCLT this quarter.

General Summary of Activities

The original target goal is 22 homes for the 50%-120% AMI population.



>24 homes were purchased for resale by PCCLT, exceeding the goal.
 >No additional homes will be purchased by City Of Tucson for this set-aside.

>Innovative activities &ndash green building, deconstruction, etc.
 To date, 36 energy efficient certifications have been received for all properties purchased by the City of Tucson; 4 resale properties received Bronze ratings, and 16 resale properties have received Silver ratings.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	16/23
# of Singlefamily Units	0	16/23

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	17/20	17/23	100.00
# Owner Households	0	1	1	0/0	17/20	17/23	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
6106 S Earp Wash Ln	Tucson		Arizona	85706-4965	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	A&R-City of Tucson-50% AMI
Activity Title:	LH acquisition & rehab - City of Tucson

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
Acquisition/Rehab

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
04/06/2010

Projected End Date:
02/08/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
City of Tucson HCD

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,383,940.88
Total Budget	\$0.00	\$1,383,940.88
Total Obligated	\$0.00	\$1,383,940.88
Total Funds Drawdown	\$6,083.55	\$1,314,300.00
Program Funds Drawdown	\$3,961.83	\$1,310,237.40
Program Income Drawdown	\$2,121.72	\$4,062.60
Program Income Received	\$0.00	\$410,222.15
Total Funds Expended	\$59,612.15	\$1,377,956.67
City of Tucson HCD	\$59,612.15	\$1,377,956.67
Match Contributed	\$0.00	\$0.00

Activity Description:

City of Tucson will acquire and rehabilitate a total of 12 vacant foreclosed single-family residential properties by the end of month 20, for rental housing for households at/below 50% AMI. Rehabilitation will adhere to Pima County Regional Green Remodel Rating standard. The City of Tucson will maintain ownership of the homes which will be rented to qualified families. The properties will be managed by a private management firm.

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

To date a total of 12 homes have been purchased for permanent rental in the City of Tucson’s El Portal program.
 >All 12 homes have been transferred to El Portal and have been occupied.
 >All 12 homes have been rented to households below 50% AMI.
 >The original target goal was 8 homes.
 Summary this quarter:
 No additional homes were purchased for the 25% set-aside this quarter.
 >Three final homes were rehabilitated and placed in the City of Tucson’s El Portal rental program portfolio.
 >Rehabilitation work on final 3 homes was completed in January 2013, as scheduled and reported on prior quarterly report.
 General Summary of Activities
 The target goal for 8 homes has been exceeded. Twelve homes have been purchased, rehabilitated, and rented to occupants at 50% AMI or less, which completes (and exceeds) the 25% set-aside requirement.
 >Issues encountered/problems solved &ndash areas of improvement
 No major issues with the 25 % set aside.

>Innovative activities &ndash green building, deconstruction, etc.
 To date, 36 energy efficient certifications have been received for all properties; 5 rental properties received Bronze ratings, and 7 rental properties have received silver ratings.

>

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/0	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		9/12	
# of Singlefamily Units	0		9/12	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	12/12	0/0	12/12	100.00
# Renter Households	3	0	3	12/12	0/0	12/12	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1500 W Lama Dr	Tucson		Arizona	85746-3318	Match / Y
2389 E Calle Sierra Del Manantial	Tucson		Arizona	85706-5078	Match / Y
6227 S Sun View Way	Tucson		Arizona	85706-4954	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: A&R-FHR-50% AMI
Activity Title: LH acquisition & rehab - FHR

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acquisition/Rehab

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Family Housing Resources

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$0.00	\$1,000,000.00
Total Funds Drawdown	\$187,733.68	\$976,783.73
Program Funds Drawdown	\$187,733.68	\$976,783.73
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$1,248.15	\$1,248.15
Total Funds Expended	\$199,971.48	\$989,021.53
Family Housing Resources	\$199,971.48	\$989,021.53
Match Contributed	\$0.00	\$0.00

Activity Description:

Family Housing Resources (FHR) originally intended to acquire and rehabilitate a multi-family project containing at least 20 units. FHR was unable to obtain a suitable, qualified project. Pima County has agreed to modify their contract to enable FHR to acquire at least seven single family homes for the purpose of renting them to low income families (50% ami). They have entered into an agreement with SALT to use their services to locate and prepare rehabilitation scopes of services. Homes that are being purchased by FHR will meet Pima County's Green Rehab standards to at least the level of silver certification. Once completed, FHR will seek renters and provide property management services. The homes will reserved for renters at 50% ami for a 15 year period.

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

Family Housing Resources (FHR), as sub-grantee of Pima County for the NSP2 Grant, originally received grant funds to spend \$1 million in Acquisition & Rehab. The acquisition phase of our grant concluded in the 4th quarter of 2012 when the 7th and final house was purchased. Each of the FHR houses is to benefit individuals at or below 50% AMI. Southern Arizona Land Trust (SALT), another sub-grantee of the NSP2 Grant, was hired to organize and manage the rehab process for FHR. It was a logical decision since they have successfully been doing acquisition and rehab work for some time. Rehabilitation of the various houses began in the 4th quarter of 2012 when 3 houses completed and concluded in 1st quarter 2013 with the last 4 becoming ready for rental. As houses have come on-line they have been advertised through Craigslist, Social Serve, and our affirmative marketing plan. The move-in of one house occurred in December of 2012, with 5 more being moved into during the 2013 1st quarter. Ultimately FHR spent 99% of the funds allocated for acquisition and rehab. FHR also fulfilled the spirit of the NSP2 program by assisting in the revitalization of struggling neighborhoods, increasing the energy efficiency of older houses, and assisting low to



moderate income households obtain affordable and decent housing.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/0	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/7	
# of Multifamily Units	0		0/7	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	5	0	5	6/7	0/0	6/7	100.00
# Renter Households	5	0	5	6/7	0/0	6/7	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1490 W Thatcher St	Tucson		Arizona	85746-3959	Match / Y
4051 E Coolbrooke Dr	Tucson		Arizona	85756-3084	Match / Y
7838 S Sentinal Stone Dr	Tucson		Arizona	85756-8327	Match / Y
7046 East Parsnip Lane	Tucson		Arizona	85746-	Not Validated / N
384 W Elvira Rd	Tucson		Arizona	85756-6624	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	A&R-Primavera-50% AMI
Activity Title:	LH acquisition & rehab - Primavera

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
Acquisition/Rehab

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
04/06/2010

Projected End Date:
02/08/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Primavera Foundation

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$461,602.25
Total Budget	\$0.00	\$461,602.25
Total Obligated	\$0.00	\$461,602.25
Total Funds Drawdown	\$0.00	\$349,303.82
Program Funds Drawdown	\$0.00	\$348,357.82
Program Income Drawdown	\$0.00	\$946.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$299.52	\$367,286.33
Primavera Foundation	\$299.52	\$367,286.33
Match Contributed	\$0.00	\$0.00

Activity Description:

Primavera Foundation will acquire and rehabilitate a total of 5 vacant foreclosed single-family residential properties by the end of month 27. Blighted and substandard homes will be demolished and replaced with Energy Star certified manufactured housing units. The homes will be sold to buyers below 50% ami. Leins will be placed upon the homes for a period of 10 years.

Location Description:

NSP2 Target Area, City of South Tucson

Activity Progress Narrative:

Five foreclosed homes were purchased by Primavera. As these homes were substandard, meeting the City of South Tucson's definition of blighted structure, they were demolished and replaced with new manufactured homes. One home was sold in this quarter to a family below 50% ami. One home was sold in 2012. Three other homes are completed and ready for sale.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/5
# of Singlefamily Units	0	1/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/5	0/0	2/5	50.00
# Owner Households	1	0	1	1/5	0/0	2/5	50.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
126 E 34th St	Tucson		Arizona	85713-3547	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	A&R-SALT
Activity Title:	Acquisition & rehabilitation - SALT

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

Acquisition/Rehab

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

04/06/2010

Projected End Date:

02/08/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Southern Arizona Land Trust

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$5,000,000.00
Total Budget	\$0.00	\$5,000,000.00
Total Obligated	\$0.00	\$5,000,000.00
Total Funds Drawdown	\$515,411.83	\$4,935,946.70
Program Funds Drawdown	\$139,907.66	\$4,458,249.59
Program Income Drawdown	\$375,504.17	\$477,697.11
Program Income Received	\$28,232.36	\$132,529.95
Total Funds Expended	\$60,852.89	\$4,942,933.10
Southern Arizona Land Trust	\$60,852.89	\$4,942,933.10
Match Contributed	\$0.00	\$0.00

Activity Description:

Southern Arizona Land Trust will acquire and rehabilitate a total of 36 vacant foreclosed single-family residential properties by the end of month 35, for affordable housing for households at/below 120% AMI - rehabilitation will adhere to Pima County Regional Green Remodel Rating standard. The homes will be rented to LMMI residents who will pay no more than 30% of their monthly income for rent.

In August 2012 the Pima County Board of Supervisors approved an amendment to add additional funds to SALT's Acquisition and Rehabilitation project. Nine additional homes will be added to the 120% category. Funds were reallocated from the Land Banking activities.

In November 2012 the Board of Supervisors allocated an \$345,000 in funds from program income to SALT to acquire and rehab additional properties. In total SALT will own 52 homes, of which 16 will be reserved for residents below 50% AMI.

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

Southern Arizona Land Trust, Inc. (SALT), as sub-grantee of Pima County for the NSP2 Grant, originally received grant funds to spend in two different areas: (1) Acquisition & Rehab - \$3 million, and (2) Land Banking - \$5 million. This was later amended and increased to \$8,345,000 through contract amendments. During the 1st quarter of 2013 SALT signed a "Minor Modification" to amend the contract with Pima County. The Minor Modification adjusted the line item budget amounts and the grant category amounts. During the first quarter of 2013 SALT spent the remainder of the \$8,345,000 of grant funds. All expenditures have been invoiced and reimbursed from Pima County. Below is a list of the activities that SALT has been working on over the past quarter related to NSP2.

Acquisition & Rehabilitation - 120% AMI:

>Purchases: During the past quarter SALT purchased 0 houses in the A&R 120% AMI category. To date SALT has purchased



36 A&R 120% homes.

>Contract / Escrow: SALT does not have any A&R 120% houses in escrow or under contract.

>Rentals: SALT rented 4 houses during the quarter and the tenants have moved in (total of 34 A&R-120 houses rented to date). We have 2 houses that were completed and turned over to the Property Management firm during the quarter and anticipate them being rented early in the April 2013 quarter.

>Rehab: We have finished the rehab on all of the houses in the A&R 120% category.

Operations / Staff:

>Since the grant has funds have been spent, SALT does not have any employees that are compensated through the grant.

SALT employees continue to spend time working on NSP2 projects, properties, and grant reporting.

During the quarter we turned our remaining homes over to our Property Management firm to get the remaining houses rented.

All but 3 of the SALT houses have met the National Objective by being rented to an LMMI family.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	21/36
# of Singlefamily Units	4	21/36

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	4	1/0	19/36	26/36	76.92
# Owner Households	0	0	0	1/0	10/0	16/0	68.75
# Renter Households	0	3	4	0/0	9/36	10/36	90.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
7277 E Weeping Willow Dr	Tucson		Arizona	85756-6140	Match / Y
1366 W Calle Rio Rojo	Tucson		Arizona	85714-1172	Match / Y
7845 S Splinter Way	Tucson		Arizona	85756-8445	Match / Y
6412 S Bright Sun Ave	Tucson		Arizona	85706-4972	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	A&R-SALT-50% AMI
Activity Title:	LH acquisition & rehab - SALT

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acquisition/Rehab

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Southern Arizona Land Trust

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,000,000.00
Total Budget	\$0.00	\$2,000,000.00
Total Obligated	\$0.00	\$2,000,000.00
Total Funds Drawdown	\$8,701.17	\$1,788,019.82
Program Funds Drawdown	\$8,701.17	\$1,788,019.82
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$62,818.27	\$2,045,219.33
Southern Arizona Land Trust	\$62,818.27	\$2,045,219.33
Match Contributed	\$0.00	\$0.00

Activity Description:

Southern Arizona Land Trust will acquire and rehabilitate a total of 10 vacant foreclosed single-family residential properties by the end of month 35, which will serve as rental housing for households at/below 50% AMI - rehabilitation will adhere to Pima County Regional Green Remodel Rating standard. The rental housing will be managed by Family Housing Resources. They will remain affordable for at least 15 years.

By means of an amendment approved by the Pima County Board of Supervisors funds were reallocated from Land Banking to Acquisition and Rehabilitation - 50%. An additional five homes that were purchased using the land bank funds will be shifted to this category. The funds in this category will be used to satisfy SALT's obligation towards meeting the 25% set-aside requirement.

In November 2012 the Board of Supervisors allocated additional funds to SALT to acquire single family homes. One of the homes will be used to house residents below 50% to meet the set aside requirement.

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

Acquisition & Rehabilitation &ndash 50% AMI:

>Purchases: During the past quarter SALT purchased 0 house in the A&R 50% AMI category. SALT has purchased 16 A&R 50% houses to date.

>Contract / Escrow: SALT does not have any A&R 50% houses in escrow or under contract.

>Rentals: SALT rented 0 houses during the quarter and the tenants have moved in (total of 15 A&R-50 houses rented to date). One of the rented houses was converted into a duplex which brings the total units rented to 16. We have 1 house that was completed and turned over to the Property Management firm during the quarter and anticipate it being rented early in the April 2013 quarter.



>Rehab: We have finished the rehab on all of the houses in the A&R 50% category.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/0	
# ELI Households (0-30% AMI)	0		4/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		12/16	
# of Multifamily Units	0		11/0	
# of Singlefamily Units	1		1/16	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	14/15	2/0	16/15	100.00
# Renter Households	1	0	1	14/15	2/0	16/15	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
216 E Inez St #2	Tucson		Arizona	85756-7528	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	Admin-City of Tucson
Activity Title:	Program Administration - City of Tucson

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

Administration

Project Title:

Program Administration

Projected Start Date:

04/06/2010

Projected End Date:

02/08/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Tucson HCD

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$310,207.00
Total Budget	\$0.00	\$310,207.00
Total Obligated	\$0.00	\$310,207.00
Total Funds Drawdown	\$84,689.95	\$297,542.48
Program Funds Drawdown	\$66,380.86	\$279,233.39
Program Income Drawdown	\$18,309.09	\$18,309.09
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$20,888.48	\$303,588.84
City of Tucson HCD	\$20,888.48	\$303,588.84
Match Contributed	\$0.00	\$0.00

Activity Description:

Program administration of City of Tucson's portion of NSP2 grant

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

The city of Tucson has administered three activities:
 A & R of foreclosed properties for the Pima County Community Land Trust (PCCLT). Tucson has nurtured the development of PCCLT, with the grant funds from NSP 1, NSP 3 as well as NSP2. PCCLT is now has staff, an office and manages rehab and sales of the homes.
 A & R of foreclosed properties that are kept by the City of Tucson as part of its El Portal rental housing program. These homes are reserved for renters below 50% ami.
 Demolition of blighted properties in the target area as part of the City's VANS program.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	Admin-Pima County
Activity Title:	Program Administration - Pima County

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

Administration

Project Title:

Program Administration

Projected Start Date:

04/06/2010

Projected End Date:

02/08/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Pima County CDNC

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,999,279.48
Total Budget	\$92,986.48	\$1,999,279.48
Total Obligated	\$92,986.48	\$1,999,279.48
Total Funds Drawdown	\$66,950.22	\$1,483,168.89
Program Funds Drawdown	\$66,950.22	\$1,478,769.81
Program Income Drawdown	\$0.00	\$4,399.08
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$109,197.32	\$1,564,117.04
Pima County CDNC	\$109,197.32	\$1,564,117.04
Match Contributed	\$0.00	\$0.00

Activity Description:

Program administration of NSP2 grant and activities of Consortium members

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

Partnership (PNIP). It has operated the program from an office located in the target area. The three full-time staff and one part time Administrative Specialist provide oversight, coordination, management, and reporting for the NSP2 Grant. Staff routinely reviews invoices prior to review and payment. For the 4th Quarter the following administrative activities took place: PNIP Quarterly meeting on January 16. The focus of this meeting was meeting the expenditure deadline, but by this point we were confident that we were close Pima County met the February 11 expenditure deadline, and we are insuring that activities are continuing on a path towards completion. A Subrecipient and stakeholder meeting was held on March 26. This meeting was facilitated by consultant Martina Kuehl. The purpose of the meeting was to gather feedback and ideas for opportunities to continue PNIP, through the continued reinvestment of program income and leveraging of resources as well as a framework to continue the goals of PNIP. A summary and notes from the meeting are attached. Weekly meetings with staff from Grants and Finance division were conducted to discuss and review expenditures and draws for the NSP2 grant. Finance has used a log as an internal budgeting and expenditure tracking tool for each subrecipient and activity. The intern is working to balance this with DRGR and Pima County's accounting system. Regular meetings with subgrantees were conducted to track progress, especially on delayed or slow moving projects.



Subgrantee monitoring was conducted in January and completed in early April. All subrecipients have appropriate systems in place. One finding involved a foreclosed property that was not purchased with the required discount. We are working with the agency to address this finding and close it.

Staff has conducted extensive research and developed a series of policies for the implementation and use of operating reserves for the single family rental inventory that has been assembled by subgrantees.

Staff has also received technical assistance from the Center for Community Progress. The telephonic assistance involved reviewing a land banking proposal from SALT and preparing a response to the proposal.

In addition staff has been working with HUD staff and consultants to resolve error messages that impact the ability to save data in DRGR. Currently this impacts one activity - Old Pueblo - redevelopment, and is not resolved at this time.

>CDNC staff has also begun the process of developing local standards for housing counselors - for downpayment assistance and other ownership programs. This will involve trainings for counselors and requiring the use of the HUD income eligibility software for clients receiving city and county funding.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	CIC
Activity Title:	Assistance - Community Investment Corp.

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

Financial Assistance

Project Title:

Financial Assistance

Projected Start Date:

04/06/2010

Projected End Date:

02/08/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Community Investment Corporation

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,953,680.84
Total Budget	\$0.00	\$1,953,680.84
Total Obligated	\$0.00	\$1,953,680.84
Total Funds Drawdown	\$132,340.51	\$1,942,507.77
Program Funds Drawdown	\$132,340.51	\$1,942,507.77
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$123,633.92	\$1,942,569.50
Community Investment Corporation	\$123,633.92	\$1,942,569.50
Match Contributed	\$0.00	\$0.00

Activity Description:

Community Investment Corporation will provide \$20,000 in downpayment assistance to an average of 2 buyers (at or below 120% AMI) per month, from month 2 through month 30. Eligible buyers will purchase foreclosed homes in the target area. The NSP funds will be used for principle reduction and to pay for up to half of the lender required closing costs. Each buyer will receive 8 hours of homebuyer training through one of four agencies selected to provide counseling: Chicanos Por La Causa, Primavera Foundation, Family Housing Services, and Old Pueblo Community Services. Buyers will have a 10 year forgivable lien for \$20,000 placed on their property at closing.

This initial HAP was terminated in June 2011. A total of 101 buyers were assisted. Funds were reallocated from another project to enable continuation of this program - HAP 2; this time with assistance of \$8,000. It is anticipated that 50 -60 buyers will take advantage of this program to purchase foreclosed properties in the NSP2 target area. The program design is the same, with the same four housing counseling agencies participating.

Home Inspectors who are part of this program will provide a post-purchase tour of each home to orient buyers to energy saving features of their home, and recommend improvements that will increase health, safety and energy efficiency for the new owners.

Funds have not specifically been reserved for low-income buyers; however to the extent low income buyers take advantage of this program, funds will be allocated to the CIC 50%ami category.

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

One buyer received assistance in this quarter.

The NSP2 funded HAP program is completed. A total of 139 buyers purchased foreclosed homes in the target area, 106 of the buyers were above 50% ami.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		105/150	
# of Singlefamily Units	1		105/150	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	1	1	0/0	105/130	105/150	100.00
# Owner Households	0	1	1	0/0	105/130	105/150	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1632 W Jack Burnett Loop	Tucson		Arizona	85746-3402	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	CIC-50% AMI
Activity Title:	LH Assistance - Community Investment Corp.

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

Financial Assistance

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Financial Assistance

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Investment Corporation

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$830,000.00
Total Budget	\$30,000.00	\$830,000.00
Total Obligated	\$30,000.00	\$830,000.00
Total Funds Drawdown	\$31,840.20	\$809,017.25
Program Funds Drawdown	\$31,840.20	\$809,017.25
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$25,686.30	\$812,853.67
Community Investment Corporation	\$25,686.30	\$812,853.67
Match Contributed	\$0.00	\$0.00

Activity Description:

Community Investment Corporation will provide \$20,000, & 15,000 and \$8,000 at different times in downpayment assistance to a low-income buyers (at or below 50% AMI). Eligible buyers will purchase foreclosed homes in the target area. The NSP funds will be used for principle reduction and to pay for up to half of the lender required closing costs. Each buyer will receive 8 hours of homebuyer training through one of four agencies selected to provide counseling: Chicanos Por La Causa, Primavera Foundation, Family Housing Services, and Old Pueblo Community Services. Buyers will have a forgivable lien for the amount of assistance provided placed on their property. Additional funds have been provided to CIC to enable continuation of the HAP. It is anticipated that low income buyers will take advantage of this program, but funds have not been reserved or set aside for this purpose. Funds will be allocated to this category for buyers meeting this income level.

Location Description:

throughout NSP2 target area

Activity Progress Narrative:

One buyer received NSP2 funded downpayment assistance, for a total of 33 low-income buyers. This activity is completed.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Housing Units	1	33/31
# of Singlefamily Units	1	33/31

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	36/31	0/0	36/31	100.00
# Owner Households	1	0	1	36/31	0/0	36/31	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
3857 E Mibbie Ln	Tucson		Arizona	85706-4719	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	Demo-City of Tucson
Activity Title:	Demolition - City of Tucson

Activity Category:

Clearance and Demolition

Project Number:

Demolition

Projected Start Date:

04/06/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Tucson HCD

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$217,702.00
Total Budget	\$0.00	\$217,702.00
Total Obligated	\$16,500.00	\$217,702.00
Total Funds Drawdown	\$0.00	\$201,202.00
Program Funds Drawdown	\$0.00	\$201,202.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$12,158.28
Total Funds Expended	\$16,500.00	\$217,701.72
City of Tucson HCD	\$16,500.00	\$217,701.72
Match Contributed	\$0.00	\$0.00

Activity Description:

City of Tucson will demolish 17 blighted residential structures by the end of month 31. City of Tucson will identify potential properties through its Vacant and Neglected Structures (VANS) program. Properties will remain in private ownership and City of Tucson will obtain access agreements with property owners to conduct demolition. (\$16,000 added to enable demolition of house at rear of Liberty corners.)

Location Description:

throughout NSP2 Target Area in City of Tucson.

Activity Progress Narrative:

In this quarter Tucson completed two demolition projects for PNIP. One of the projects was a vacant blighted home located adjacent to CPLC's Liberty Corner's project. Additional NSP2 funds were reallocated to Tucson for this demolition. This home has been a potential deterrent to potential buyers. Subsequent to the demolition, homes have been sold. This completes the demolition activity under NSP2. A total of 19 properties have had blighted structures demolished.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	20/17



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/0

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
1925 W Saxony Rd	Tucson		Arizona	85713-4551	Match / Y
4956 S. Liberty Ave.	Tucson		Arizona	85713-4551	No Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	Redevelop - CDP - Habitat
Activity Title:	New home construction - Habitat for Humanity

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Tucson

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,200,000.00
Total Budget	\$0.00	\$1,200,000.00
Total Obligated	\$0.00	\$1,200,000.00
Total Funds Drawdown	\$40,992.37	\$1,099,681.51
Program Funds Drawdown	\$35,438.33	\$1,076,050.94
Program Income Drawdown	\$5,554.04	\$23,630.57
Program Income Received	\$5,554.04	\$27,186.69
Total Funds Expended	\$58,174.27	\$952,744.42
Habitat for Humanity Tucson	\$58,174.27	\$952,744.42
Match Contributed	\$0.00	\$0.00

Activity Description:

Habitat for Humanity will construct new single-family residences in an existing platted subdivision - homes will be constructed to Pima County's Regional Green Building Rating standard
Pima County GO (General Obligation) Bond fund match supported 60 Habitat for Humanity affordable housing units of which 35 will utilize NSP2 redevelopment activity. Other match funds include value of Habitat owned land, donations, and Federal Home Loan Bank grant. It is estimated that nine of the 35 homes will be sold to low income buyers (below 50%ami)
Funds have been allocated to Habitat for Humanity for the construction of four additional homes at Corazon del Pueblo subdivision. Approx \$35,000 subsidy is available for each home. Funding to construct the homes is made available through the distribution of program income that has been received by Pima County.

Location Description:

NSP2 Target Area, Corazon del Pueblo subdivision

Activity Progress Narrative:

Summary to date &ndash Corazon del Pueblo:
>Houses completed construction: 34
>Houses under construction: 5
>National Objective met &ndash closed on 34 houses (13 at AMI < 50% and 21 at 50% < AMI < 80%)
Summary this quarter &ndash Corazon del Pueblo:
>Houses constructed and sold: 6
>Houses under construction: 5 (same houses listed above)
>National Objective met &ndash 6 houses closed this quarter (1 at AMI < 50% and 5 at 50% < AMI < 80%)
General Summary of Activities
>Proposed or planned activities for next quarter



>The remaining 5 CDP homes under construction are on schedule to close by the end of the fiscal year as homeowners will have completed their sweat equity hours and classes by then.
 Issues encountered/problems solved &ndash areas of improvement
 >All of the subcontractors under the front end and intermediate trades have reported on their Section 3 that no one was hired or rehired for this work. Based on the certified payrolls submitted by our subcontractors, total ARRA FTEs for this quarter is estimated at 1.75.
 Innovative activities &ndash green building, deconstruction, etc.
 >Most of Habitat&rsquos homes have attained at least Silver Certificate status. So far, all of our homes are ENERGY STAR ® Qualified homes and incorporate grey water landscaping, low flow toilets and showerheads, and 12 have glycol solar water heaters and 10 have hybrid water heaters while 3 have photovoltaic solar electric generators (one home has both a hybrid and a photovoltaic solar electric generator).
 With financial support from The Local Trust, all of the glycol solar water heaters were donated by Tucson Electric Power Company and the two photovoltaic electric generators were donated by Geolnnovations. In addition, Habitat for Humanity is fortunate to have generous donors who make Gift In Kind donations for every Habitat home throughout the United States. These donors include Whirlpool (which donates Energy Star refrigerators and ranges), Dow Chemical (which donates insulation), Valspar paint, Square D/Schneider Electric (which donates electrical supplies) and Hunter Douglas (which donates blinds).
 >
 >In addition we have local vendors who have been very generous to our local Habitat CDP homes with their Gift in Kind donations, including Ferguson Enterprises (which donates two low flow toilets), Mesa Fully Formed (which donates countertops), Truly Nolen (which donates two pre-treatment sessions for termites on each of the slabs), and Hand in Hand Design (which donates the address tiles and holders).
 >
 >Two of the homes which closed in December were sponsored by Home Depot, whose vendors donated over \$28,000 in tools and other materials (framing, windows, etc.) in addition to the above mentioned items. Over 250 Home Depot managers and vendors from across the country volunteered with Habitat Tucson in April 2012 to raise the walls on these two Home Depot homes.
 >

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	18/58
#Low flow showerheads	0	18/58
#Units exceeding Energy Star	0	9/29

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	25/29
# of Singlefamily Units	5	25/29

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	5	5	0/0	19/29	19/29	100.00
# Owner Households	0	5	5	0/0	19/29	19/29	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
7114 S Vuelta De Tranquilidad	Tucson		Arizona	85756-8497	Match / Y
7109 S Vuelta De Tranquilidad	Tucson		Arizona	85756-8496	Match / Y
6985 S Avenida Del Recuerdo	Tucson		Arizona	85756-8550	Match / Y
7113 S Vuelta De Tranquilidad	Tucson		Arizona	85756-8496	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Redevelop - CDP - Habitat 50% ami

Activity Title: Redevelop Habitat 25% set aside

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Tucson

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$476,500.00
Total Budget	\$0.00	\$476,500.00
Total Obligated	\$44,500.00	\$476,500.00
Total Funds Drawdown	\$38,136.34	\$329,915.32
Program Funds Drawdown	\$38,136.34	\$317,833.44
Program Income Drawdown	\$0.00	\$12,081.88
Program Income Received	\$0.00	\$8,525.76
Total Funds Expended	\$0.00	\$460,876.29
Habitat for Humanity Tucson	\$0.00	\$460,876.29
Match Contributed	\$0.00	\$0.00

Activity Description:

Habitat for Humanity will construct a total of 39 homes assisted with NSP2 funds, 15 homes will be sold to families earning below 50% ami.

Location Description:

Pima County (Pima Neighborhood Investment Partnership -PNIP) Target Area. Corazon del Pueblo Subdivision

Activity Progress Narrative:

One home at Habitat's Corazon del Pueblo development was sold to a low - income buyer.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/30
#Low flow showerheads	0	0/30
#Units exceeding Energy Star	0	0/15

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	1	9/15
# of Singlefamily Units	1	9/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	11/15	2/0	13/15	100.00
# Owner Households	1	0	1	11/15	2/0	13/15	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
7009 S Avenida Del Recuerdo	Tucson		Arizona	85756-8550	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: Redevelop-Habitat For Humanity - CV I & II
Activity Title: New Home Const. - 25% Set aside

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Tucson

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$141,750.00
Total Budget	\$0.00	\$141,750.00
Total Obligated	\$21,750.00	\$141,750.00
Total Funds Drawdown	\$105,727.12	\$132,740.10
Program Funds Drawdown	\$105,727.12	\$132,740.10
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$48,383.36	\$141,473.67
Habitat for Humanity Tucson	\$48,383.36	\$141,473.67
Match Contributed	\$0.00	\$0.00

Activity Description:

Two energy efficient single family home will be constructed. The homes will be constructed to meet adaptation and accessibility requirements - and will be sold to low income families.

Location Description:

Copper Vistas Subdivisions - in the NSP2 target area in the City of Tucson

Activity Progress Narrative:

Homes at the Copper Vista subdivisions could be sold to low income buyers. Seven are currently under construction.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/2	0/0	0/2	0
# Owner Households	0	0	0	0/2	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	Redevelop-Habitat for Humanity - CV I & II
Activity Title:	New home construction - Habitat for Humanity

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Tucson

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$421,319.16
Total Budget	\$0.00	\$421,319.16
Total Obligated	\$0.00	\$421,319.16
Total Funds Drawdown	\$133,207.45	\$365,053.11
Program Funds Drawdown	\$133,207.45	\$365,053.11
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$235,280.26	\$356,319.55
Chicanos por la Causa	\$21,599.03	\$71,319.16
Habitat for Humanity Tucson	\$213,681.23	\$285,000.39
Match Contributed	\$0.00	\$0.00

Activity Description:

Habitat for Humanity will construct new single-family residences in an existing platted subdivision - homes will be constructed to Pima County's Regional Green Building Rating standard. The City of Tucson took title to the two subdivisions and issued an RFP for developers to complete the project. Habitat for Humanity in partnership with private builder Doucette Communities were the successful bidders and have taken control of the properties. Pima County General Obligation Bond funds were utilized as matching funds to support the 58 affordable unit Copper Vista I/II subdivisions, NSP2 funds were used for completion of infrastructure and program costs. NSP2 funds that were originally allocated to this project have been redistributed to CPLC's Liberty Corners project and to CIC to continue the HAP downpayment assistance program. Habitat for Humanity completed four homes since they acquired the property. These home will not be incorporated into the NSP2 goals and accomplishments - so that the NSP2 funds invested through CPLC will not be considered to be program income when mortgage payments are received by Habitat. Pima County has allocated additional funds to construct 6 homes + the potential for a seventh home to be constructed with the investment of Program Income.

Location Description:

NSP2 Target Area, Copper Vista I and Copper Vista II subdivisions

Activity Progress Narrative:

Summary to date &ndash Copper Vista:



>Houses completed construction: 4
 >Houses under construction: 7
 >National Objective met &ndash closed on 4 houses (1 at AMI < 50% and 3 at 50% < AMI < 80%)
 Summary this quarter &ndash Copper Vista:
 >&bull Houses constructed and sold: 0
 >&bull Houses under construction: 7
 >&bull National Objective met &ndash 0

The four completed homes represent homes completed before additional funding was provided to Habitat to construct an additional seven homes. These homes are being built through a partnership with privated developer Doucette Communities.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Low flow toilets	0		0/8	
#Low flow showerheads	0		0/8	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		2/6	
# of Singlefamily Units	0		2/6	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	3/6	4/6	100.00
# Owner Households	0	0	0	1/0	3/6	4/6	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	Redevelop-Old Pueblo
Activity Title:	New home construction - Old Pueblo

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Old Pueblo Community Services

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$510,000.00
Total Budget	\$10,000.00	\$510,000.00
Total Obligated	\$10,000.00	\$510,000.00
Total Funds Drawdown	\$6,536.50	\$500,855.38
Program Funds Drawdown	\$6,536.50	\$500,855.38
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$473,763.02
Old Pueblo Community Services	\$0.00	\$473,763.02
Match Contributed	\$0.00	\$0.00

Activity Description:

Old Pueblo Community Services will construct new single-family residences in an existing platted subdivision - homes will be constructed to Pima County's Regional Green Building Rating standard. Pima County General Obligation Bond funds were utilized as matching funds to support the 90 affordable Sunnyside Pointe subdivision, of which NSP2 redevelopment funds will construct 20 units. Additional matching funds came from Federal Home Loan Bank. Of the 20 homes, 5 will be sold to buyers with incomes below 50% ami.

Location Description:

NSP2 Target Area, Sunnyside Pointe platted subdivision

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	16/30
#Low flow showerheads	0	16/30



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	16/15
# of Singlefamily Units	3	16/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	2	3	0/0	16/15	16/15	100.00
# Owner Households	1	2	3	0/0	16/15	16/15	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
908 East Pentecrest Road	Tucson		Arizona	85706-	Match / N
945 East Emma Maria Street	Tucson		Arizona	85706-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	Redevelop-Primavera
Activity Title:	New multi-family construction - Primavera

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Primavera Foundation

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$821,796.07	\$1,000,000.00
Total Funds Drawdown	\$685,424.88	\$858,266.81
Program Funds Drawdown	\$668,224.36	\$841,066.29
Program Income Drawdown	\$17,200.52	\$17,200.52
Program Income Received	\$8,804.00	\$8,804.00
Total Funds Expended	\$664,694.64	\$1,000,000.00
Primavera Foundation	\$664,694.64	\$1,000,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Primavera Foundation will construct 12 units of multi-family residential housing with the purpose of serving low-income grandparents raising their grandchildren (Kinship housing). Pima County has donated a site in the City of South Tucson for this project. Planning and design is underway for this development. A goal for this project is to meet energy efficient and water conservation practices.

Location Description:

NSP2 Target Area, South Tucson

Activity Progress Narrative:

Primavera Foundation is developing a 12 unit multifamily project targeted to grandparents raising grandchildren, Las Abuelitas. This project has a preliminary LEED rating of Gold and a community building that is designed for inclusion in Pima County's Net - Zero program. Pima County donated this site to Primavera. In addition to \$1 million from NSP2 - Pima County is providing \$900,000 from the HOME program. Primavera will shortly initiate a capital campaign for the remainder of funds needed to complete this project. They have negotiated bridge financing with Neighborworks Capital. Both loans are near to closing. Two applications have been submitted (Weinberg Foundation and FHLB) seeking support for the project. Primavera has begun meeting with donors to seek input and support for the \$1.6 million capital campaign. Two news paper articles in Arizona Daily Star and a KGUN television story have been produced about Las Abuelitas. A capital campaign committee will soon be in place. Marketing and interviews for lease-up of the project will begin in April. Construction is now approximately 50% complete, with completion estimated for July. A design committee with representatives from Arizona Grandparent Ambassadors, Sullivan Jackson Employment Center, Casa Maria, City of South Tucson, Tucson Electric Power, retired HUD staff who sits on Primavera's Real Estate Development



and Asset Management Advisory Committee, among others, participated in the design process of Las Abuelitas, informing the best design and programming for the neighborhood and targeted customers for the units. Primavera and Salvation Army have entered into an agreement to share the fencing between the two properties. Pima County is preparing a lease agreement between the County and Primavera for the installation of the community garden and basketball hoop to serve the residents of Las Abuelitas and the neighborhood. Primavera will lease the lot from Pima County and will manage the property. The photo-voltaic bidding process has been completed and Net Zero has been chosen to install photo-voltaic for the project.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12
# of Multifamily Units	0	0/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/12	0/0	0/12	0
# Renter Households	0	0	0	0/12	0/0	0/12	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: Redevelopment - CPLC -50%

Activity Title: CPLC - Liberty Corners

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

11/09/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Chicanos por la Causa

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$40,000.00
Total Budget	\$0.00	\$40,000.00
Total Obligated	\$0.00	\$40,000.00
Total Funds Drawdown	\$20,000.00	\$40,000.00
Program Funds Drawdown	\$20,000.00	\$40,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$14,881.83	\$40,000.00
Chicanos por la Causa	\$14,881.83	\$40,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Chicanos Por La Causa will construct two homes that will be purchased by buyers earning below 50%ami. The home will exceed Pima county's Green Bulding standards at least to the Silver level. In addition to NSP2 funds, Pima County General Obligation Bonds and City of Tucson HOME funds have been invested in this development.

Location Description:

In the NSP2 Target Area - Located in the Arcadia Subdivision - at the corner of Iowa and Liberty Streets, near Irvington Road.

Activity Progress Narrative:

One of the five homes in the Liberty Corners development was sold this month to a low income buyer. This is the second home sold to a low income buyer.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/1
#Units exceeding Energy Star	0	0/2
#Units & other green	0	0/2



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/2
# of Singlefamily Units	1	1/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	2/2	0/0	2/2	100.00
# Owner Households	1	0	1	2/2	0/0	2/2	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
320 W Iowa St	Tucson		Arizona	85706-1226	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	Redevelopment - Old Pueblo - 50% ami
Activity Title:	Old Pueblo - 25% set aside

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Old Pueblo Community Services

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total Budget	\$0.00	\$100,000.00
Total Obligated	\$0.00	\$100,000.00
Total Funds Drawdown	\$0.00	\$49,821.60
Program Funds Drawdown	\$0.00	\$49,821.60
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$20,555.86)	\$49,821.60
Old Pueblo Community Services	(\$20,555.86)	\$49,821.60
Match Contributed	\$0.00	\$0.00

Activity Description:

Old Pueblo Community Services will construct new single family residences in an existing platted subdivision. Homes will be constructed to meet Pima County's Green Building Rating standard. Of the 20 homes that Old Pueblo develops in Sunnyside Pointe, 5 will be purchased by buyers below 50% ami.

Location Description:

NSP 2 Target area - Sunnyside Pointe subdivision

Activity Progress Narrative:

NOTE: an error message prevents entering and saving narrative and expenditure information in the Old Pueblo 120% ami activity.

This activity will be used to report on the Old Pueblo project.

Thus far 19 new homes have been sold of twenty that are planned in the Sunnyside Pointe project. HUD has issued a finding against Pima County resulting from the liens that were used, the sum of which in addition to the mortgage exceeded the appraised value that the time of sale. This issue is being resolved through discussions with the HUD/CPD field office and HUD's Single Family division.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	2/10



#Units exceeding Energy Star	0	2/5
------------------------------	---	-----

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	4/5
# of Singlefamily Units	0	4/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	4/5	0/0	4/5	100.00
# Owner Households	0	0	0	4/5	0/0	4/5	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	Redevelopment - Primavera
Activity Title:	Single family - La Capilla-11th&26th

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

07/10/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Primavera Foundation

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$508,684.56
Total Budget	\$0.00	\$508,684.56
Total Obligated	\$233,735.11	\$508,684.56
Total Funds Drawdown	\$256,359.34	\$478,693.69
Program Funds Drawdown	\$256,359.34	\$329,869.07
Program Income Drawdown	\$0.00	\$148,824.62
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$46,196.44	\$500,137.23
Primavera Foundation	\$46,196.44	\$500,137.23
Match Contributed	\$0.00	\$0.00

Activity Description:

Primavera has purchased a decommissioned site of a former church - La Capilla. They intend to demolish the structures on the site, which have been determined by the City of South Tucson to be unsafe and blighted. They will place at least five manufactured housing units on the site which will be sold to low and moderate income buyers. In addition Primavera has purchased a large lot - with adequate space to place four homes. One blighted home on the site will be demolished. The site is located near the junction of 11th Ave. and 26thSt in South Tucson. Funds for this project are from program income that has been reallocated.

Location Description:

City of South Tucson

Activity Progress Narrative:

Property located at the corner of 26th Street and S. 11th Ave
 Primavera is waiting completion of utility work. The houses will be fed underground from a pole located at the street. A new pole needs to be set and we are trying to get a firm date when this will be done. All of the electrical underground is done on site. All the fencing has been installed. When electricity is brought to the homes and an addressing issue is resolved, the homes could be closed.
 The termite pre-treatment will be complete next week on all four homes. Landscaping and irrigation will begin after fencing and should take no more than a week.
 >
 502 W. 26th Street This home has a buyer with an approved mortgage and should close within 6 weeks.
 501 W. 25th Street This home has a buyer with an approved mortgage and is scheduled to close on March 29, 2013. The closing date has been moved to April 26, 2013
 503 W. 25th Street This home must be sold to a family whose income is at or below 50% AMI. We have a person that has



signed an agreement to purchase the property.

500 W. 26th Street This home has not yet been sold. We have a person very interested in purchasing this home. Currently looking for a mortgage.

Property located at W 34th and S 8th Ave. Capilla Property

This is the site of a decommissioned church which was sold to Primavera by the Archdiocese to enable the construction of affordable housing. Blighted structures on the property were demolished. Because of the irregular configuration of the property, proposal to reconfigure lots will enable the placement of up to five homes. Primavera is offering manufactured energy efficient Cavco homes on this site that are purchased through their dealership arrangement
 2402 S. 8th Ave The house is completed and we have been cleared by South Tucson for power. The fences are installed and the landscaping is nearly completed. We have several families interested in the house but no commitment as yet.
 2406 S. 8th Ave The house is completed and we have been cleared from South Tucson for power. The fences are installed and the landscaping should be nearly completed. We have several families interested in the house but no commitment as yet.
 We are still waiting for the City of South Tucson Zoning Commission to meet so we can get approval for three additional homes on this property. After Zoning Commission approval, the project must be approved by Mayor and Council.

>
 >The sewer line drawings are complete and should be released with final approvals from Pima County pending. We will be getting bids on this work and will be ready to start as soon as we get the necessary approvals in hand.

>
 >Properties: 219 W. 34th Street; 221 W. 34th Street; and 225 W. 34th Street are ready for manufactured homes to be placed as soon as the rezoning issue is resolved.

>

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units exceeding Energy Star	0	0/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/9
# of Singlefamily Units	0	0/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/9	0/9	0
# Owner Households	0	0	0	0/0	0/9	0/9	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: Redevelopment CPLC 120%

Activity Title: CPLC - Liberty Corners

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

11/09/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Chicanos por la Causa

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$80,000.00
Total Budget	\$0.00	\$80,000.00
Total Obligated	\$0.00	\$80,000.00
Total Funds Drawdown	\$26,185.01	\$59,217.64
Program Funds Drawdown	\$26,185.01	\$59,217.64
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$21,590.17	\$59,880.83
Chicanos por la Causa	\$21,590.17	\$59,880.83
Match Contributed	\$0.00	\$0.00

Activity Description:

Chicanos Por La Causa will construct five single homes in this mixed use development, which will be marketed at Liberty Corners. The homes will meet Pima County's Green Building standards to at least Silver level. In addition to NSP2 funds, Pima County General Obligation Bonds and City of Tucson HOME funds have been invested in this development.

Location Description:

The project is located in the NSP2 Target Area, at the corner of Liberty and Iowa Streets, near Irvington as part of the Arcadia Subdivision

Activity Progress Narrative:

Liberty Corners Project Summary

• Infrastructure is 100% complete.

>• Environmental report was finished on 01/12

>• Plans were approved 12/11

>• Three homes are sold and occupied.

>• Fourth home has been completed, unsold.

>• Final home under construction.

>• Two 50% AMI buyers, one 80% AMI buyer, others in pipeline.

>• Met with PNIP team and HUD TA team for project review and advisement

>• Marketing campaign including PNIP general open house, county city employee open house events, housing workshop presentations and press releases continues.

Summary this quarter:

>• Completed two homes, one sold and occupied.

>• Began construction on final home, to be completed June 2013.



- >• Multiple project inquiries, two prospective clients in process.
 - >• National Objective progress = three sales completed, additional pending
- General Summary of Activities
- >• Home construction began August 2012
 - >• Housing counseling agencies continue to identify interested qualified buyers
 - >• Project should be complete June 2013
- Issues encountered/problems solved
- >• Buyers could not visualize homes. Once construction started, interest in the project increased dramatically.
 - >• The Pima County 30 year affordability lien frightens buyers. Still working through this process.
- Training provided to staff, management and contractors
- >• PNIP team met with general contractor July 11 to review sec. 3 requirements
 - >• Counseling agency staff have been apprised of the project and provided marketing collateral.
 - >• Project staffs have participated in marketing the open houses and workgroups.
 - >• Project staff were instructed to create and keep client activity spreadsheet.
- Innovative activities
- >• Project linkage to multiple websites.
 - >• Presented project at neighboring school's open house.
 - >• Present project at first-time homebuyer workshops.
 - >• Allow buyers to select tile, paint, shingle and appliance colors.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/4
# of Singlefamily Units	0	1/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/4	1/4	100.00
# Owner Households	0	0	0	0/0	1/4	1/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	Redevelopment-Primavera
Activity Title:	La Capilla -11&26th - 25% set aside

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

07/10/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Primavera Foundation

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$69,615.44
Total Budget	\$0.00	\$69,615.44
Total Obligated	\$67,341.43	\$69,615.44
Total Funds Drawdown	\$68,156.43	\$69,615.44
Program Funds Drawdown	\$68,156.43	\$69,615.44
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$8,551.20	\$72,378.21
Primavera Foundation	\$8,551.20	\$72,378.21
Match Contributed	\$0.00	\$0.00

Activity Description:

At least one of the four manufactured homes that are being placed on the lot at 26 & 11th Streets in South Tucson will be sold to a resident with household income below 50% ami.

Location Description:

City of South Tucson.

Activity Progress Narrative:

One home of the four that were placed at the 11th & 26th St. properties is reserved for a buyer at 50% ami. A buyer has been identified for the property located at 503 W. 25th St
This information applies to each of Primavera's homebuyer redevelopment activities:
Primavera began a new social enterprise, a rainwater harvesting business, through Primavera Works last year. Primavera hired a resident from the City of South Tucson to become the water harvesting technician. This staff person was trained and certified through a partnership with Watershed Management Group (WVG). Primavera has hired a second water harvesting technician. The water harvesting technicians have been working with Primavera Works job trainees (people who are homeless, veterans, ex-prisoners) to install water harvesting systems (gutters, basins, xeriscape landscaping, etc.) in the new single family homes developed in the City of South Tucson. In some homes, Primavera has also installed laundry to landscape grey water systems and cisterns for interested homebuyers. Primavera has also trained new homebuyers in maintenance of the systems.

Accomplishments Performance Measures

This Report Period Total	Cumulative Actual Total / Expected Total
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#Low flow toilets	0	0/1
#Units exceeding Energy Star	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/1	0/0	0/1	0
# Owner Households	0	0	0	0/1	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: Rehab - SALT Land Banked Homes

Activity Title: Rehab Land Banked Homes

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

Acquisition/Rehab

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

07/28/2011

Projected End Date:

02/08/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Southern Arizona Land Trust

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Southern Arizona Land Trust	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Southern Arizona Land Trust will rehab homes that were purchased with NSP 2 Land Banking funds. The rehabilitation will be to the Pima County Green Remodel Rating standard. Initially these homes will be rented to families below 120% ami.

Resulting from an amendment approved by the Board of Supervisors, funds and accomplishments associated with this activity will be incorporated with the SALTs two other A & R activities.

11/14/12 - Funds associated with this activity are zero. Vouchers associated with this activity have been transferred to SALT - A & R 120% and SALT A & R 50%. No further expenditures will be associated with this activity.

Location Description:

Throughout NSP2 Target Area.

Activity Progress Narrative:

all funds have been shifted to 50% A & R.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0
# of Singlefamily Units	0	0/0



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	SALT
Activity Title:	Land Banking - Southern AZ Land Trust

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

Land Bank

Projected Start Date:

04/06/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Southern Arizona Land Trust

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total Budget	\$0.00	\$1,500,000.00
Total Obligated	\$0.00	\$1,500,000.00
Total Funds Drawdown	\$5,802.04	\$1,474,349.03
Program Funds Drawdown	\$5,802.04	\$1,474,349.03
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$20,791.04
Total Funds Expended	\$5,920.92	\$1,356,847.57
Southern Arizona Land Trust	\$5,920.92	\$1,356,847.57
Match Contributed	\$0.00	\$0.00

Activity Description:

Southern Arizona Land Trust will acquire an average of one to two vacant foreclosed single-family units per month beginning month 2 through month 35 - 27 units will be used at a later date for affordable housing for households at/below 120% AMI. SALT has acquired 50 parcels of property, as well as nine single family homes that will serve as rental properties. Pursuant to an amendment to SALT's contract that has been approved by the Board of Supervisors, funds and accomplishments related to the acquisition and rehab of foreclosed homes has been moved to the A & R activity. This activity will remain open to funds costs related to the disposition of 50 Land Bank parcels that have been acquired.

Location Description:

throughout NSP2 project area

Activity Progress Narrative:

Purchases: During the past quarter SALT purchased 0 parcels of land under the Land Banking 120% AMI category which will be land banked with the intent to provide affordable housing. SALT currently owns 50 parcels/lots under the LB 120% category. These parcels/lots are currently being held for future development. We anticipate building houses and multi-family units on the parcels at some point.
>Contract / Escrow: SALT does not have any LB-120 properties under contract or in escrow.
>Rentals: SALT only has land in this category so there are no rentals.
>Rehab / Demo: SALT is currently seeking funding to build a 16 unit multi-family complex on one of the Land Bank parcels. SALT and County are discussing proposals leading to a disposition strategy for the Land Banked parcels.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	49/50

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/0

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	SALT-50% AMI
Activity Title:	LH Land Banking - Southern AZ Land Trust

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

Land Bank

Projected Start Date:

04/06/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Southern Arizona Land Trust

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Southern Arizona Land Trust	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Southern Arizona Land Trust will acquire an average of one to two vacant foreclosed single-family units per month beginning month 2 through month 35 - 8 units will be used at a later date for affordable housing for households at/below 50% AMI. This activity has been combined with A & R 50%. Funds and data will be merged with that activity. 11/14/12 - Vouchers that were drawn for this activity have been transferred to the SALT - 50% A & R activity. Goals associated with this activity have been changed to "zero" and allocated to the A & R activity. This activity is shown as "underway", although no accomplishments are proposed.

Location Description:

throughout NSP2 target area

Activity Progress Narrative:

All funds and properties acquired under this activity have been transferred to SALT 50% A & R.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0
# of Singlefamily Units	0	0/0

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Arizona	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

